



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
CHARLES VANG, Vice Chair
NUEL BROWN
NAT DIBUDUO
HAL KISSLER

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

September 1, 2004

Wednesday

4:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes

B. Communications

1. Notice of approval by the Planning and Development Department Director, in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Tentative Map of Tract No. 4903, a 169-lot single family residential subdivision.

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-04-12 and environmental findings, filed by George Beal, on behalf of Jaswant Kahlon, pertaining to 2.5 acres of property located at the northwest corner of South Maple and East Jensen Avenues.
1. Environmental Assessment No. A-04-12, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-12, requesting to amend the 2025 Fresno General Plan and the Roosevelt Community Plan pertaining to the entire 2.5-acre project site from the neighborhood commercial planned land use designation to the heavy commercial planned land use designation.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- B. Consideration of Plan Amendment Application No. A-04-13 and environmental findings, filed by Cal Star Homes, pertaining to 2.39 acres of property located on the south side of West Ashlan Avenue between North Cornelia and North Polk Avenues.
1. Environmental Assessment No. A-04-13, T-5356, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-13, proposing to amend the 2025 Fresno General Plan and the West Area Community Plan pertaining to the entire 2.39-acre project site from the low density residential planned land use designation to the medium-low density residential planned land use designation.
 - West Area Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council

VIII. NEW MATTERS – Continued

- C. Consideration of Plan Amendment Application No. A-04-08, Rezone Application No. R-04-21, Conditional Use Permit Application No. C-04-115 and environmental findings, relating to the aforementioned projects, as well as, to Vesting Tentative Parcel Map No. 2004-07, vacation of an unimproved portion of West Audubon Drive, and implementation of a postclosure development plan. These related applications have been filed by Riverview Estates for 16.18 acres located on the north side of West Nees Avenue between the alignments of North Ingram and North Palm Avenues.
1. Environmental Assessment No. A-04-08, R-04-21, C-04-115, T-2004-07, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-08, requesting to amend the 2025 Fresno General Plan and the Bullard Community Plan from medium-density residential land use to office commercial land use on approximately two (2) acres at the eastern edge of the overall 16.18-acre project site.
 3. Rezone Application No. R-04-21, requesting to rezone the above-mentioned 2 acres from R-1/BA-20/UGM (*Single Family Residential District/Boulevard Area Overlay/Urban Growth Management*) zone district and R-1/BA-20/BP/UGM (*Single Family Residential District/Boulevard Area Overlay/Bluff Preservation Zone/Urban Growth Management*) zone district to C-P/BA-20/UGM (*Administrative and Professional Office District/Boulevard Area Overlay/Urban Growth Management*) zone district and C-P/BA-20/BP/UGM (*Administrative and Professional Office District/ Boulevard Area Overlay/Bluff Preservation Zone/Urban Growth Management*) zone district.
 4. Conditional Use Permit Application No. C-04-115, requesting to construct a 3-story, 70,978 square-foot office building and related parking and utilities on approximately 4.3 acres of the project site, including the above-mentioned 2 acres subject to plan amendment and rezone (which is proposed to be used for parking area). A notice of this conditional use permit was previously mailed on August 3, 2004.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval of the environmental findings, plan amendment and rezone applications; Approve the conditional use permit and vesting tentative parcel map applications
 - Will be considered by City Council (Plan Amendment and Rezone Applications only)

VIII. NEW MATTERS – Continued

- D. Consideration of Plan Amendment Application No. A-04-14, Rezone Application No. R-04-39, Conditional Use Permit Application No. C-04-112 and environmental findings, filed by JPI Development, for 5.49 acres located on the south side of East Barstow Avenue between North Fresno Street and Freeway 41.
1. Environmental Assessment No. A-04-14, R-04-39, C-04-112, TPM-2004-12, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-14, requesting an amendment to the 2025 Fresno General Plan, Hoover Community Plan and Fresno Yosemite International Airport Environs Plan from the medium-high density residential land use designation to the high density residential land use designation.
 3. Rezone Application No. R-04-39, requesting to rezone the subject property from the R-A (*Single Family Residential-Agricultural*) zone district to the R-4/cz (*High Density Multiple Residential/conditional zoning*) zone district.
 4. Conditional Use Permit Application No. C-04-112, requesting authorization to construct a 152-unit, 4-story multiple family residential project dedicated to student housing.
 - Hoover Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Michael Sanchez
 - Staff Recommendation: Recommend Approval of the plan amendment and rezone applications; Approve conditional use permit application
 - Will be considered by City Council (Plan Amendment and Rezone Applications only)

VIII. NEW MATTERS – Continued

- E. Consideration of Plan Amendment Application No. A-03-18, Rezone Application No. R-03-79, Conditional Use Permit Application No. C-04-148, Vesting Tentative Tract Map No. 5248/UGM and environmental findings, filed by Granville Homes for 136 acres of property located on the south side of East Church Avenue, between South Sunnyside and South Fowler Avenues.
1. Environmental Assessment No. A-03-18, R-03-79, C-04-148, T-5248, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-18, requesting to amend the 2025 Fresno General Plan and the Roosevelt Community Plan pertaining to approximately 22 acres of the project site from the community commercial (12 acres), medium-high density residential (5 acres), and medium density residential (5 acres), planned land used designations to the medium density residential (17 acres), and medium-high density residential (5 acres) land use designations. The plan amendment application also proposes to delete the equestrian portion of the multi-use trail along East Jensen Avenue, between South Fowler and South Clovis Avenues.
 3. Rezone Application No. R-03-79, requesting to rezone the subject site from the R-R (*Rural Residential-Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district for 117 acres, to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district for 19 acres.
 4. Vesting Tentative Tract Map No. T-5248/UGM, requesting to subdivide the westerly 117-acre portion of the site into a 424-lot single family residential subdivision with 1 remainder parcel and 2 outlots.
 5. Conditional Use Permit Application No. C-04-148, requesting to allow the subdivision to have reduced front-yard setbacks to allow for “swing garages” which may also be used for habitable space.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval of the plan amendment and rezone applications to the City Council; Approve the tentative tract map and conditional use permit applications
 - Will be considered by City Council (Plan Amendment and Rezone applications only)

VIII. NEW MATTERS – Continued

- F. Consideration of Plan Amendment Application No. A-03-17, initiated by the Planning and Development Director upon request by District 5 Councilmember Mike Dages, relating to amendments to Roosevelt Community Plan Policies Nos. 1-17.1 and 17.3.
1. Environmental Assessment No. A-03-17, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-03-17, requesting to amend the Roosevelt Community Plan's 5% on-site open space requirement (Plan Policies 1-17.1 and 1-17.3) in order to allow single-family residential developments the alternative of providing equivalent public open space area, or of paying an equivalent amount of funds for acquisition or improvement of public open space area, off-site within three (3) miles of the development.
 - Roosevelt Community Plan Area
 - Council Districts 3, 4, 5 and 7 (Councilmembers Sterling, Castillo, Dages, and Perea)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- G. Consideration of Plan Amendment Application No. A-04-16, Rezone Application No. R-04-41 and environmental findings, filed by Central Valley RV, for 6.2 acres located on the northeast and southeast corners of North Marks and West Princeton Avenues.
1. Environmental Assessment No. A-04-16, R-04-41, C-04-149, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-16, requesting an amendment to the 2025 Fresno General Plan and West Area Community Plan from the heavy commercial to the light industrial land use designation.
 3. Rezone Application No. R-04-41, requesting to rezone the subject property from the C-6 (*Heavy Commercial*) zone district to the C-M (*Commercial and Light Manufacturing*) zone district.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council (Plan Amendment and Rezone Applications only)

VIII. NEW MATTERS – Continued

H #1. Consideration of Plan Amendment Application No. A-04-17, Rezone Application No. R-04-42 and environmental findings, filed by Dirk Poeschel Land Development Services for the Housing Authority of the City of Fresno, pertaining to 94 acres located in the HOPE VI Project Area generally bounded by West California Avenue, Fresno Street and Martin Avenue on the north, South Walnut Avenue on the east, West Church Avenue on the south, and South West Avenue on the west.

1. Environmental Assessment No. A-04-17, R-04-42, determination of Initial Study to file a Mitigated Negative Declaration.
2. Plan Amendment Application No. A-04-17, requesting to amend the 2025 Fresno General Plan and the Edison Community Plan to change the planned land uses in the HOPE VI project area.
3. Rezone Application No. R-04-42, requesting to rezone various parcels in the HOPE VI project area.
 - Edison Community Plan Area/Southwest Fresno GNRA/Fruit/Church Redevelopment Project Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Bruce Barnes
 - Staff Recommendation: Recommend Approval with conditions
 - Will be considered by City Council

H #2. Consideration of adopting a resolution taking the following actions relating to the approval and adoption of amendments to two Redevelopment Plans, as reflected in (A) The 2004 Amended and Restated Urban Renewal Plan for the Southwest Fresno General Neighborhood Renewal Area (GNRA) Project, and (B) The 2004 Amended and Restated Redevelopment Plan for the Fruit/Church Project.

1. Recommend that the Council and Agency Adopt the Environmental finding of a Mitigated Negative Declaration for Environmental Assessment No. A-04-17, R-04-42, dated August 11, 2004.
2. Find that the proposed plan amendments, as reflected by the amended and restated plans, conform to the 2025 Fresno General Plan including, but not limited to, the Housing Element of the General Plan, as proposed for amendment under A-04-17.
3. Recommend that the Council and Agency adopt an ordinance approving the proposed plan amendments as reflected by the 2004 Amended and Restated Southwest Fresno GNRA Project Urban Renewal Plan.
4. Recommend that the Council and Agency adopt an ordinance approving the proposed plan amendments as reflected by the 2004 Amended and Restated Fruit/Church Project Redevelopment Plan.

VIII. NEW MATTERS – Continued

- I. Consideration of Plan Amendment Application No. A-04-10, Rezone Application No. R-04-30, Conditional Use Permit Application No. C-04-72 and environmental findings, filed by Quad Knopf, Inc., for 1.93 acres of property located on the northeast corner of West Clinton and North Brawley Avenues.
 1. Environmental Assessment No. A-04-10, R-04-30, C-04-72, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-10, requesting to amend the 2025 Fresno General Plan and the West Area Community Plan from the medium-low density residential planned land use designation to the neighborhood commercial land use designation.
 3. Rezone Application No. R-04-30, requesting to rezone the subject property from the RR (*Rural Residential-Fresno County*) zone district to the C-1/UGM (*Neighborhood Shopping Center/Urban Growth Management*) zone district.
 4. Conditional Use Permit Application No. C-04-72, requesting authorization for the construction of a 14,820 square-foot, single-story building for use as a commercial pharmacy (Walgreens Drug Store).
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Recommend Denial of the plan amendment and rezone applications to the City Council; Deny the conditional use permit application
 - Will be considered by City Council (Plan Amendment and Rezone Applications only)

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT